

Site Address: 2800 and 2720 American Blvd W.

**EMBASSY SUITES**

Plat name: *HOMETELS OF AMERICA ADDITION*

Proposal: **Final Site and Building Plan interior & exterior remodel of existing hotel.**

## PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

City of Bloomington 1700 West 98<sup>th</sup> Street, Bloomington, MN 55431 952-563-4870

**Applicant Information**  
Harlan Tande  
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San Diego, CA 92101  
[htande@delawie.com](mailto:htande@delawie.com)  
612-299-6690

**Case No:** 8018A-14  
8018B-14

**Permit No:**

**Scheduled for:** Informal DRC: 5/6/14 Item #3  
Formal DRC: 6/3/14 Item #2

Planning Commission: 6/26/14  
City Council:

<b>Date Received:</b>	5/2/14	5/22/14		
<b>Return to:</b>	Londell Pease	Dennis Fields		
<b>Due Date:</b>	5/5/14	5/27/14		

Plan Reviewer	Date	Date	Date	Date
<b>Development/Services Section – 952-563-4862</b>				
Jen Desrude (JCD), Civil Engineer	5/5/14	6/2/14		
<b>Traffic Section</b>				
Amy Marohn (ALM), Civil Engineer	5/5/14	5/23/14		
Tom Bowlin (TPB), Civil Engineer				
Kirk Roberts (KAR), Traffic & Trans. Engineer				
<b>Street Design &amp; Construction Section</b>				
Steve Jorschumb (SKJ), RLS	5/5/14	5/23/14		
Julie Long (JML), Senior Civil Engineer	5/5/14	5/23/14		
Bob Simons (BPS), Civil Engineer	5/5/14	5/23/14		
<b>Water Resources Section</b>				
Bryan Gruidl (BRG), Sr. Water Resources Manager		5/23/14		
Steve Segar (SWS), Civil Engineer	5/5/14	6/2/14		
<b>Utilities Division</b>				
Tim Kampa (TKK), Civil Engineer				
Eric Wharton (ECW), Civil Engineer	5/5/14	5/23/14		
<b>Maintenance Section</b>				
Scott Anderson (SMA), Assist. Maint. Superintendent				
Dave Hanson (DLH), Assist. Maint. Superintendent				
<b>Administration</b>				
Jim Gates (JBG), Deputy Director of PW				
Karl Keel (KPK), Director of Public Works				
Shelly Pederson (SAP), City Engineer		6/2/14		

Email

## 1. Development/Services Section (Plats, Easements, Agreements, Misc.)

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
<b>Easements &amp; Agreements</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>A signed copy of private common driveway/parking/access easement agreement shall be provided.</del>	5/5/14 SKJ	Received
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>A signed copy of private common utility easement agreement shall be provided.</del>	5/5/14 SKJ	Received
<b>Miscellaneous Comments</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnish a revised Grading, Drainage, Utility, and Erosion Control plan. Plans shall be reviewed and approved by the City Engineer prior to issuance of permits.	5/5/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MN licensed Civil Engineer must design and sign all civil plans, including Grading, Drainage, Utility and Erosion Control plans.	5/5/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Connection charges shall be due prior to issuance of utility permits – dollar amount to be determined.	5/5/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Prior to the issuance of the Certificate of Occupancy, developer/contractor must submit electronic utility as-builts to the Public Works Department.	5/5/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of permits. TDM agreement shall be finalized prior to the issuance of the Certificate of Occupancy.	5/5/14 JCD	
<b>Standard Notes to Add to Plan</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary street signs, lighting, and addresses shall be provided during construction.	5/5/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within Right-of-Way. Permit is required prior to removals or installation. Contact Brian Hansen at 952-563-4543 or <a href="mailto:bhansen@BloomingtonMN.gov">bhansen@BloomingtonMN.gov</a> for permit application and for fee information.	5/5/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Works permit application for underground work within the Right-of-Way is required prior to removal or installation of sanitary, water or storm work within the public right-of-way. Contact Utilities at 952-563-4568 for permit application and for fee information.	5/5/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.	5/5/14 JCD	

## 2. Traffic Section & Street Design / Construction Section

### Traffic

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Disabled parking signage and pavement markings shall be placed in accordance with ADA and MMUTCD.	5/5/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All signing to be installed outside of city right-of-way.	5/5/14	

				ALM	
<b>Standard Traffic Notes to Add to Plan</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking stalls to be painted with white striping.	5/5/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All construction and post-construction parking shall be on-site – no on-street parking/loading/unloading allowed. (Add to removal, utility or site plan sheets)	5/5/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	5/5/14 ALM	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage of materials or equipment shall not be allowed on public streets or within public right-of-way. (Add to removal, utility or site plan sheets)	5/5/14 ALM	
<b>Sidewalks</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Need pedestrian pathway from East parking lot similar to what was existing.	5/5/14 JML	
<b>Parking</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bicycle parking spaces shall be provided (i.e., bike rack), number to be approved by the City Engineer.	5/5/14 ALM	

### 3. Water Resources Section

#### General Comments

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Capture and properly dispose of any exterior cleaning/wash fluids that go to any paved surfaces and into the storm sewer.	5/5/14 SWS	
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### 4. Utilities Division

#### General

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services.	5/5/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website: <a href="http://www.ci.bloomington.mn.us/cityhall/dept/pubworks/handouts/enghandouts.htm#details">www.ci.bloomington.mn.us/cityhall/dept/pubworks/handouts/enghandouts.htm#details</a> .	5/5/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide peak hour and average day water demand and wastewater flow estimates	5/5/14 ECW	

#### Sanitary Sewer

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any proposed new, or substantial remodel of an existing food service facility must show and adequately designed exterior grease interceptor that receives only kitchen waste, on the plans as prepared and submitted by the design professional. Design of grease interceptor shall conform to "Standard for Pre-Treatment of Sanitary Waste Effluent Containing Fats, Oil, and Grease," as published by the City of Bloomington Utilities Division.	5/5/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maintenance Schedule/Plan for Grease Interceptor BMP signed by property owner must be filed with the Utilities Division prior to issuance of permit to connect with sanitary sewer system. A copy of the signed agreement, the Grease Interceptor manufacturer's operation and maintenance manual, and continuous maintenance records for the previous twelve (12) months shall be kept on site and available to City of Bloomington staff for review. [Sec. 11.31 (7)]	5/5/14 ECW	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Redevelopment projects in the City of Bloomington generally increase the density of property use throughout the City. As a result, the demand upon the remaining capacity of the existing wastewater infrastructure is being pushed beyond system limits. To allow these redevelopment projects to move forward, additional wastewater capacity must be built into the system to accommodate the desired growth. Bloomington is in the process of developing a fair cost sharing program that will address future funding for the needed wastewater system capacity improvements. This project will likely be required to participate in the cost sharing of system upgrades in accordance with the City's cost sharing program once it has been finalized by the City.	5/5/14 ECW	
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## 5. Maintenance Section

<input checked="" type="checkbox"/>	No comment.
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